Campbell

Historical Areas Board of Review(HABR)

Town of Orangetown Building Department
20 Greenbush Road, Orangeburg, New York 10962

PROPERTY ADDRESS: 667 OAK TREE RD PALISADES Section/Block/Lot: 78.17 - 2 - 31

1. Provide a narrative summary explaining the project and including any facts pertaining to this project which applicant feels would be of interest to the Board;
2. Architectural Plans;
3. It is preferable to the HABR if the Architect would appear at the meeting with the Applicant.
4. Please bring SAMPLES of building materials to the meeting.
5. Materials checklist: (please provide the brand name, type, style, model and color numbers):

	COLOR	MATERIAL	MANUFACTURER
Roof:	CHARCOAL GRAY	ARCHITECTURAL SHINGLES	TIMBERLINE LIFETIME
Siding:	HORIZONTAL	HARDIE PLANK	RICH ESPRESSO
Decorative Siding:			
Soffits & Fascia:	HC-168 CHELSEA GRAY	WOOD OR AZEK	
Gutters & Leaders:	① COPPER ② BRONZE	METAL	TBD - 1/2 ROUND
Windows:	BRONZE	CLAD	MARVIN OR EQ.
Trim:	HC-168 CHELSEA GRAY	WOOD OR AZEK	
Shutters:	NONE		
Front Door:	BRONZE/GLASS	CLAD/GLASS	MARVIN OR EQ
Back Door:	BRONZE	CLAD/GLASS	MARVIN OR EQ
Garage Door(s):	—		
Other Door(s):	—		
Lighting:	GLOSS MIST BLUE	BRONZE OR GUN METAL	REJUVENATION CARSON GOOSENECK SCONES
Lighting:			
Stone or Rock being used on Structure:	—		
Stone or Rock being used on walkway(s):	BLUESTONE		
Other:			

Name of Municipality: TOWN OF ORANGETOWN **Date Submitted:**_____

2022 LAND USE BOARD APPLICATION

Please check all that apply:

___Commercial ___Residential

___ **Planning Board**
___ **Zoning Board of Appeals**

___ **Historical Board**
___ **Architectural Board**

__ Subdivision
__ Number of Lots
__ Site Plan
__ Conditional Use

__ Consultation
__ Pre-Preliminary/Sketch
__ Preliminary
__ Final
__ Interpretation

__ Special Permit
__ Variance
__ Performance Standards Review
__ Use Variance
__ Other (*specify*): _____

PERMIT#:_____
ASSIGNED INSPECTOR:_____

Referred from Planning Board: YES / NO
If yes provide date of Planning Board meeting: _____

Project Name: CAMPBELL

Street Address: 667 OAK TREE RD
PALISADES NY 10964

Tax Map Designation:
Section: 78.17 Block: 2 Lot(s): 31
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the EAST side of OAK TREE RD, approximately 500 feet NORTH of the intersection of CLOSTER ROAD, in the Town of Orangetown in the hamlet/village of PALISADES.

Acreage of Parcel 79.723 SQ FT (1.83)
Zoning District R40
School District SOUTH ORANGETOWN
Postal District PALISADES
Ambulance District SOUTH ORANGETOWN
Fire District SPARKILL-PALISADES
Water District TOWN OF ORANGETOWN
Sewer District TOWN OF ORANGETOWN

Project Description: *(If additional space required, please attach a narrative summary.)*
ADDITION TO HOUSE ENCLOSE PORTION OF CARPORT AND ADD SMALL SUNPORCH TO BACK

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.

Date: 8-2-23 Applicant's Signature: _____

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE.

(IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE)

If subdivision: N/A

1) Is any variance from the subdivision regulations required?_____
2) Is any open space being offered? ____ If so, what amount? _____
3) Is this a standard or average density subdivision?_____

If site plan:

1) Existing square footage _____
2) Total square footage _____
3) Number of dwelling units _____

If special permit, list special permit use and what the property will be used for.

_____

_____

Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area_____

Are there **streams** on the site? If yes, please provide the names._____

Are there **wetlands** on the site? If yes, please provide the names and type:

_____

Project History:

Has this project ever been reviewed before?_____

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

_____

_____

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

_____

_____

OFFICE OF BUILDING, ZONING, PLANNING, ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN
20 Greenbush Road
Orangeburg, N.Y. 10962

Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

HISTORICAL AREAS BOARD OF REVIEW REFERRAL LETTER

Date: August 10, 2023

Applicant: Campbell

Address: 667 Oak Tree Rd. Palisades, NY

RE: Application Made at: same

Subject Referral for: Chapter 12 Section 12-4 Paragraph A requires HABR Approval

Section: 78.17 **Block:** 2 **Lot:** 31

Dear Campbell:

Please be advised that the Building Permit Application, which you submitted on August 8, 2023, has been referred to appear before the H.A.B.R. I have enclosed a copy of your application, where you will find at the bottom the reason for denial.

The Clerk to the Historical Areas Board of Review, Debbie Arbolino, can assist you in the preparation necessary to appear before the board. Please contact her at 845-359-8410 ext. 4331 or darbolino@orangetown.com

Sincerely,

8/10/23

Richard Oliver
Deputy Building Inspector

8/10/23

Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
12-31-18-CCC

Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino

** Application to ZBA 1st

OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN
20 Greenbush Road
Orangeburg, N.Y. 10962

Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

DENIAL TO THE ZONING BOARD OF APPEALS

Date: August 10, 2023
Applicant: Campbell
Address: 667 Oak Tree Rd, Palisades, NY
RE: Application Made at: same

Chapter 43, Table 3.12, Column 1 R-40 District, Column 2 Group E , Column 3 SFR, Column 8 Side Yrd 30' with 26.5' proposed. Column 10 Total Side Yard 80' with 41.1' proposed
Two Variances required.

Section: 78.17 **Block:** 2 **Lot:** 31

Dear Campbell:

Please be advised that the Building Permit Application, which you submitted on

August 8, 2023, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a Building Inspector or Similar administrative office is thirty (30) days from the filing of such a determination with the Town Clerk.

The Clerk to the Zoning Board of Appeals, Debbie Arbolino, will assist you in the preparation necessary to appear before the board.

Sincerely,

8/10/23

Richard Oliver
Deputy Building Inspector

8/10/23

Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
12-31-18-CCC

Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino

May 15, 2023

Building Department
20 Greenbush Rd.
Orangeburg NY 10962

Re: Proposed additions and alterations at 667 Oak Tree Rd.

To Whom it May Concern:

I, Michael Campbell, give my authorization to have Meg Fowler appear in front of the any of the Town Boards as may be required for proposed work on my property at 667 Oak Tree Rd.

Kind regards,

Michael Campbell
667 Oak Tree Rd
Palisades NY 10964

Signature

5/15/23
Date

SWIS	PRINT KEY	NAME	ADDRESS
392489	78.17-2-12	Guy Raoul	668 Oak Tree Rd,Palisades, NY 10964
392489	78.17-2-13	Sunthorn Bunyaviroch	672 Oak Tree Rd,Palisades, NY 10964
392489	78.17-2-22	Palisades Free Library	19 Closter Rd,Palisades, NY 10964
392489	78.17-2-23	Teri R Zehentner	21 Closter Rd,Palisades, NY 10964
392489	78.17-2-24	Jennifer A Crosby	23 Closter Rd,Palisades, NY 10964
392489	78.17-2-25	Diane Donnelly	25 Closter Rd,Palisades, NY 10964
392489	78.17-2-26	Charles Hyun Choi	P.O. Box 54,Palisades, NY 10964
392489	78.17-2-27	Emelyn DePalma	76 Fern Rd,Palisades, NY 10964
392489	78.17-2-28	Pierre Relland	685 Oak Tree Rd,Palisades, NY 10964
392489	78.17-2-29	Sunny Park	679 Oak Tree Rd,Palisades, NY 10964
392489	78.17-2-30	Palisades Community Center Inc	P.O. Box 222,Palisades, NY 10964
392489	78.17-2-31	Quarter Waters LLC	888 7th Ave Fl 4,New York, NY 10106
392489	78.17-2-32	Burke S Anderson	245 S Broadway,Nyack, NY 10960
392489	78.17-2-33	Matthew Bartels	6 Post Ln,Palisades, NY 10964
392489	78.17-2-34	Dorian Tunell	P.O. Box 591,Palisades, NY 10964
392489	78.17-2-35	Abhineet Soni	43 Carroll St,Brooklyn, NY 11231
392489	78.17-2-37	Roberta M Smith	645 Oak Tree Rd,Palisades, NY 10964
392489	78.17-2-38	Carol Anne Knudson	35 Closter Rd,Palisades, NY 10964
392489	78.17-2-39	Laraine Slavitt	41 Closter Rd,Palisades, NY 10964
392489	78.17-2-40	Keith Buterbaugh	47 Closter Rd,Palisades, NY 10964
392489	78.17-2-42	Matthew Bartels	6 Post Ln,Palisades, NY 10964

DECISION

CABANA, IN-GROUND POOL,POOL FENCE AND PATIO APPROVED AS PRESENTED AT A HOUSE BUILT PRIOR TO 1918

TO: Michael Campbell
667 Oak Tree Road
Palisades, NY 10964

HABR#23-11
June 13, 2023

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#23-11: Application of Michael Campbell for review of an in-ground pool, patio and cabana at an existing single-family residence located at 667 Oak Tree Road, Palisades, New York. Chapter 12 of the Code of the Town of Orangetown, Section 12-4 (A), Historical Areas Board of Review.
Tax Map Designation: 78.17 / 2 / 31; R-40 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, June 13, 2023 at which time the Board made the following determination:

Margaret Fowler, Architect, appeared.

The following documents were presented:

1. Plan labeled " Drainage and SESC Plan 78.17-2-31" signed and sealed by Thomas W. Skrable, P.E. dated 4/10/2023.
2. Architectural plans labeled " Alterations and additions to Campbell Residence 667 Oak Tree Road" dated 04/05/2023 signed and sealed by Margaret Fowler, Architect, LLC. (9 pages).
3. A letter dated May 15, 2023 authorizing Margaret Fowler to represent Michael Campbell at the hearing, signed by Michael Campbell.

Margaret Fowler, Architect stated that the plan is to add the new structure and pool and tuck them back, hidden with a warm/dark color palette to keep the house the prominent structure; that pool will be gunite hydrazo, Grecian white with two sets of lights that can be kept very dim; that the coping and patio shall be Marmera Stone, Marmaro Stones, Oreca Marble in place of the originally proposed bluestone; that there will not be a solid walkway to the pool from the house; they may have stepping stones; that the pool is 20' x 42'; that the cabana shall be sided with horizontal Hardie Plank painted rich expresso; that the roof shall have charcoal gray timberline lifetime architectural shingles; the trim shall be Chelsea gray; the doors shall be bronze/glass and the cabana shall have either copper or bronze gutters and leaders; that there will be a kitchenette, ½ bath and outdoor shower and the lighting on the cabana shall be gooseneck sconces by Rejuvenation Carson.

PUBLIC COMMENT:

No public comment.

FINDINGS OF FACT:

The Board, after personal observation of the property, hearing all the testimony and reviewing all drawings and plans, and other submissions, correspondence and reports (if any), found as fact, that: The application as presented, would not adversely affect the Historical Areas and the surrounding area. The design and materials for the proposed Cabana, in-ground pool, patio and pool fence:

1. The roof of the cabana shall have Timberline Lifetime Architectural shingles in charcoal gray.
2. The cabana shall have Rich Expresso Horizontal siding Hardi plank.
3. The soffits and the trim shall be HC-168 Chelsea gray wood or Azek.
4. The gutters and leaders shall be ½ round metal in either bronze or copper.
5. The windows shall be Marvin or Eq. bronze clad.
6. The front and side doors shall be Marvin or Eq. bronze and glass.
7. The lighting shall be Gloss Mist Blue bronze or gunmetal by Rejuvenation Carson Gooseneck Sconces.
8. The walkway, patio and pool coping shall be Marmea Stone Oreca Marble.
9. The pool lights shall be inside the pool Pentair Micro White LED (4).
10. The pool finish inside the pool shall be Hydrazzo Grecian White.
11. The pool fence shall be as pictured (see attached picture) imitating black wrought iron, either in black or bronze.

THIS APPROVAL/DECISION, INCLUDING THE BOARD'S REQUIRED MODIFICATIONS TO THE APPLICANT'S DRAWINGS AND /OR PLANS, OR CONDITIONS SET FORTH HEREIN, IF ANY, IS GRANTED BY THE HISTORICAL AREAS BOARD OF REVIEW SUBJECT TO ANY SUCH CONDITIONS AND/OR MODIFICATIONS, AND IS LIMITED TO THE SPECIFIC RELIEF REQUESTED HEREIN.

***** PRE-1918 CONSTRUCTION: PLEASE BE ADVISED: IN THE HISTORIC AREA, ALL CONSTRUCTION REQUIRING A BUILDING PERMIT OR ANY EXTERIOR CHANGES (INCLUDING PAINT COLOR) TO BUILDINGS CONSTRUCTED PRIOR TO 1918, REQUIRES APPROVAL FROM THE HISTORICAL AREAS BOARD OF REVIEW.***

PRIOR APPROVAL OF THE HISTORICAL AREA BOARD OF REVIEW IS REQUIRED PRIOR TO ANY CHANGE OR MODIFICATION OF THE REQUIREMENTS AND/OR CONDITIONS SET FORTH IN THIS DECISION, INCLUDING, BUT NOT LIMITED TO:

- **ROOFING SHINGLES (IF CHANGING COLOR)**
- **SIDING**
- **DECORATIVE SIDING**
- **SOFFITS & FASCIA**
- **GUTTERS AND LEADERS**
- **WINDOWS**
- **TRIM**
- **SHUTTERS**
- **DOORS**
- **LIGHTING**
- **LOCATION OF AIR CONDITIONING UNITS**
- **WALKWAYS, PATIOS**
- **POOLS, SPAS AND FENCES**
- **SIGNS**
- **ANY CHANGE IN THE ABOVE LIST INCLUDING COLOR, MATERIAL AND/OR MANUFACTURER**

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT DEBBIE ARBOLINO, CLERK TO THE HISTORICAL AREAS BOARD OF REVIEW AT (845) 359-8410.

DECISION: In view of the foregoing, and after personal observation of the property, hearing all the testimony before the Board, and reviewing all drawings and plans, Plan labeled " Drainage and SESC Plan 78.17-2-31" signed and sealed by Thomas W. Skrable, P.E. dated 4/10/2023; Architectural plans labeled " Alterations and additions to Campbell Residence 667 Oak Tree Road" dated 04/05/2023 signed and sealed by Margaret Fowler, Architect, LLC. (9 pages). and other submissions, correspondence and reports (if any), is APPROVED AS SUBMITTED; with the change from Bluestone patio and coping to Marmea Stone Oreca Marble and a pool fence imitating black wrought iron in either black or bronze.

The foregoing resolution to approve the Plans labeled " Drainage and SESC Plan 78.17-2-31" signed and sealed by Thomas W. Skrable, P.E. dated 4/10/2023; Architectural plans labeled " Alterations and additions to Campbell Residence 667 Oak Tree Road" dated 04/05/2023 signed and sealed by Margaret Fowler, Architect, LLC. (9 pages); (Board acknowledged that the house was built prior to 1918) HABR Decision #23-11; as submitted; was presented and moved by Larry Bucciarelli, seconded by Allen Ryff and carried as follows: Thano Schoppel, aye; Margaret Raso, aye; Allen Ryff, aye; Loren Plotkin, aye; William Walter, aye; Scott Wheatley, aye; and Larry Bucciarelli, aye.

The Administrative Aide to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

Dated: June 13, 2023

HISTORICAL AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN

BY: Deborah Arbolino
Deborah Arbolino, Administrative Aide

DISTRIBUTION:

APPLICANT
TOWN BOARD MEMBERS
HABR MEMBERS
SUPERVISOR
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR- G.M.
TOWN CLERK
HIGHWAY DEPARTMENT
TOWN HISTORIAN
DEPT. OF ENVIRONMENTAL
ENGINEERING
HABR, PB, FILE
PB, ZBA, ACABOR CHAIRMAN

DECISION

APPROVED AS PRESENTED

TO: Jonathan Van Orden
1 West Mears Ave.
Beach Haven, New Jersey 08008

HABR # 11-10
July 12, 2011

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 11-10: Application of the Jonathan Van Orden for review of an addition to an existing single-family residence located at 667 Oak Tree Road, in the Town of Orangetown, Hamlet of Palisades, New York. Chapter 12, Section 12-4(A), Historic Areas Board of Review.
Tax Numbers: 78.17 / 2 / 31; R-40 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, July 12, 2011 at which time the Board made the following determination:

Jonathan and Marisa Van Orden and Thomas Cusanelli, Architect, appeared and testified.

The applicant presented the following:

1. Architectural plans dated 04/20/2011 with the latest revision date of 05/24/2011 signed and sealed by Thomas Cusanelli, Architect.

Jonathan Van Orden stated that they purchased the house and are aware of the historical significance of structure that they planned the addition to accommodate their family while designing the addition to blend with the original house, while keeping the original portion of the structure intact; that they are planning to replace the front door with a solid wood door with side lites and transoms similar to the existing; that the other doors will be replaced with similar doors; that the windows will be Lepage Milwork, double hung wood simulated divided lights; that the house will be sided with beveled cedar siding with 5" exposure painted artic white with black pearl shutters; that there will be either recessed lighting on the new porch or a light by the door; that a hanging pendent light shall be installed by the porte-cochere; that the door on the original portion of the house will have lights; that there will not be any motion lighting installed; and that they have hired a landscape architect to help with the yard because it is so overgrown and they need advice on what to save and what to remove.

Thomas Cusanelli, Architect stated that the addition was designed to complement the existing historic structure and to tie the addition that was added in the 60's into the house; that the original house was approximately 40' x 30' and the 60's addition was approximately 32' x 18'; that the proposal will maintain the original portion of the house and add approximately 47' x 23' with an 8' bump out for the breakfast nook; that the first floor will have the sitting room, dining room, foyer, bath and laundry rooms, mud room, kitchen, toy room and two story family room; that the existing porch will remain with the addition of a new porch and carport; that the second floor will have four bedrooms, a master bedroom, master bathroom, bathroom, dressing room and a study open to the first floor foyer; that the door at the carport will be at grade level; that the porch will be higher with one step off of grade level; that the foundation will be exposed by 12 to 14"; that the down spouts would match the house; and that they need to go the Zoning Board for variances for existing conditions.

PUBLIC COMMENT:

No public comment.

FINDINGS OF FACT:

The Board, after personal observation of the property, hearing all the testimony and reviewing same, found as fact, that:

1. The application as presented would not adversely affect the Historic District and the surrounding area. The design and materials for the proposed addition (Plans: Architectural plans dated 04/18/2011 with the latest revision date of 05/24/2011 signed and sealed by Thomas F. Cusanelli, Architect; (13 pages); are complimentary to the District.
2. Clarifications of the exposed foundation on the east side facing the community center shall not exceed 12 to 14 inches.
3. The roof shall be Timberline High Definition Shingles in Charcoal.
4. The siding shall be beveled cedar siding with 5" exposure painted Artic White.
5. The windows shall be Lepage Millwork, wood double hung simulated divided light painted Ice White.
6. Walkways and patios shall be bluestone, New England Thinstones: Chesterfield.
7. The shutters shall be painted Black Pearl.
8. All railings shall be wood painted to match.
9. The approval is subject to the applicant receiving all necessary variances from the Zoning Board of Appeals.

DECISION: In view of the foregoing and the testimony before the Board, the application (Plans: Architectural plans dated 04/18/2011 with the latest revision date of 05/24/2011 signed and sealed by Thomas F. Cusanelli, Architect; (13 pages); are APPROVED as submitted subject to the applicant obtaining all necessary variances from the Zoning board of Appeals.

The foregoing resolution was presented and moved by William Walther, seconded by Thano Schoppel; and carried as follows: Scott Wheatley, aye; William Walther, aye; Thomas Quinn, aye; and Thano Schoppel, aye; Margaret Raso, aye;Larry Bucciarelli, ay; and . Wayne Garrison, aye.

The Administrative Aide to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

Dated: July 12, 2011

HISTORIC AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN

BY: Deborah Arbolino
Deborah Arbolino, Administrative Aide

DISTRIBUTION:

APPLICANT
TOWN BOARD MEMBERS
HABR MEMBERS
SUPERVISOR
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR- R.O.
TOWN CLERK
HIGHWAY DEPARTMENT
TOWN HISTORIAN
DEPT. OF ENVIRONMENTAL ENGINEERING
HABR, PB, FILE
PB, ZBA, ACABOR CHAIRMAN

PROPOSED ADDITION TO THE :

VAN ORDEN RESI

667 OAK TREE ROAD
PALISADES, NY

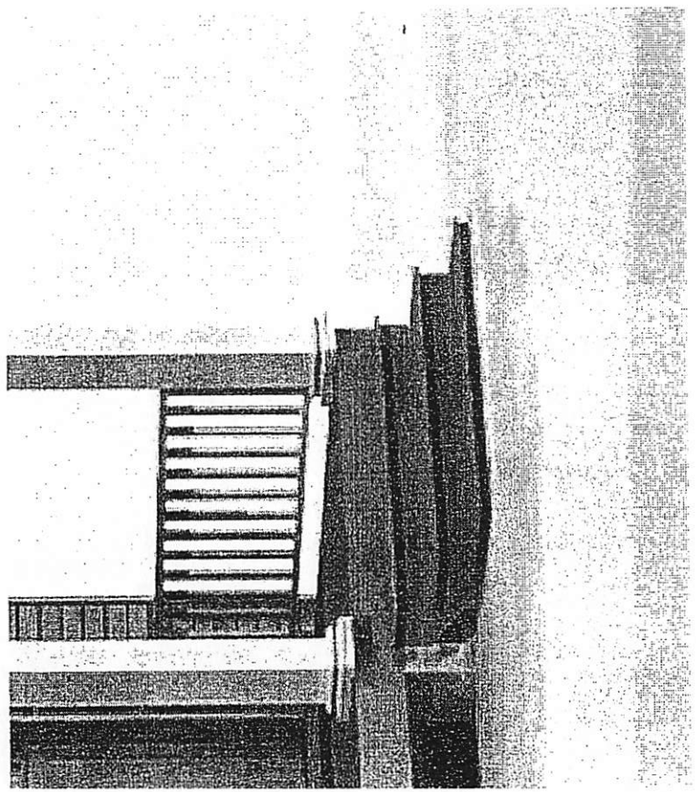
REVISIONS		
NO.	DESCRIPTION	DATE
1	DESIGN DRAWINGS	04/2 2011
2	FOR FILING	05/0 2011
3	HISTORICAL BOARD SUBMISSION	05/1 2011
4	ZONING BOARD SUBMISSION	05/2 201
5	ZONING/HISTORICAL BOARD SUBMISSION	05/2 201

NO.	TO WHOM:	DATE

ISSUES

DRAWN BY: JLD	JOB NO. 1127NJ
CHECKED BY:	DATE: 04/18/1

DWG. TITLE : VIEWS



Town of Orangetown
Historic Areas Board of Review

APPROVED

Subject to HABR# 11-10

Meeting Date: 7/12/11

RECEIVED
JUL 19 2011
Date

GENERAL NOTES:

1. ALL CONSTRUCTION METHODS SHALL CONFORM TO THE TOWN OF ORANGETOWN BUILDING CODE, THE 2020 NEW YORK STATE STRETCH RESIDENTIAL BUILDING CODE AND REGULATIONS OF ALL OTHER AGENCIES HAVING JURISDICTION.

2. ALL EXISTING CONDITIONS TO BE VERIFIED IN FIELD. CONTRACTOR TO NOTIFY OWNER/ ARCHITECT OF ANY DISCREPANCY PRIOR TO CONSTRUCTION OR IMMEDIATELY UPON DISCOVERY.

3. UPGRADE EXISTING ELECTRICAL AS REQ'D, INCLUDING SERVICE, DEDICATED CIRCUITS, GFIC OUTLETS IN KITCHEN & BATHS, AS REQ'D TO MEET ALL APPLICABLE CODES AND SAFETY STANDARDS. ALL WORK TO BE PERFORMED BY A CONTRACTOR LICENSED IN ROCKLAND COUNTY.

4. UPGRADE ALL PLUMBING SUPPLY LINES, PROVIDE VENTING AND MAINTAIN CONSTANT SLOPE IN ALL WASTE LINES. PROVIDE NEW MINI-SPLIT HVAC TO CONDITION THE SPACE TO MEET STANDARD HEATING REQUIREMENTS. ALL PLUMBING WORK TO BE PERFORMED TO MEET ALL APPLICABLE CODES BY A PLUMBING CONTRACTOR LICENSED IN ROCKLAND COUNTY.

DEMOLITION NOTES:

1. ALL EXISTING CONSTRUCTION TO REMAIN TO BE SHORED ADEQUATELY WITH TEMPORARY BRACING PRIOR TO ANY REMOVALS.
2. CONTRACTOR TO TAKE EXTREME CAUTION NOT TO DAMAGE ANY WORK TO REMAIN.
3. CONTRACTOR TO BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEMOLISHED MATERIAL AND CONSTRUCTION DEBRIS. DEBRIS, DUST AND DIRT TO BE KEPT TO A MINIMUM, AND TO BE CLEARED FROM SITE PERIODICALLY TO PREVENT EXCESSIVE ACCUMULATION.
4. AT AREAS TO RECEIVE NEW FINISH FLOORING, REMOVE ALL EXISTING FLOORING. REPAIR, LEVEL AND PREPARE SURFACE TO RECEIVE NEW FINISHES - TYPICAL.
5. CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY UNFORESEEN STRUCTURAL CONDITIONS, THESE CONDITIONS TO BE REVIEWED BY ARCHITECT AND A STRUCTURAL ENGINEER IF NECESSARY TO DETERMINE ANY FURTHER ACTION REQUIRED.

DESIGN LOADS (Micucci Engineering):
FLOOR LOADS per ASCE 7-10
DEAD LOAD: 12 PSF - 2X10 JOIST AT 16" O.C., 3/4" SUBFLOOR & MISC.
LIVE LOAD: 30 PSF - HABITABLE ATTICS & SLEEPING AREA
40 PSF - ALL OTHER AREAS EXCEPT STAIRS
UNOCCUPIED ATTIC SPACE: 5 PSF DL + 20 PSF LL = 25 PSF
ROOF LOADS:
DEAD LOAD: 20 PSF - 2x10S AT 16"oc 5/8" SHEATHING & SHINGLE ROOFING
LIVE LOAD: 30 PSF

ASCE 7-10 DESIGN CRITERIA
ROOF SNOW LOADS:
GROUND SNOW LOAD (Pg): 30 PSF
FLAT ROOF SNOW LOAD (Pf): 21.0 PSF
SNOW EXPOSURE FACTOR (Ce): 1.0
SNOW LOAD IMPORTANCE FACTOR (Is): 1.0
THERMAL FACTOR (Ct): 1.0
WIND LOADS:
ULTIMATE DESIGN WIND SPEED (Vult): 115 MPH
RISK CATEGORY: II
WIND EXPOSURE CATEGORY: B
INTERNAL PRESSURE COEFFICIENT: +/- 0.18

CONSTRUCTION NOTES:

1. ALL DIMENSIONS GIVEN ARE TO FACE OF GYPSUM BOARD UNLESS OTHERWISE NOTED.

2. PARTITIONS SHOWN ALIGNED WITH EXISTING CONSTRUCTION SHALL BE FLUSH AND SMOOTH WITH EXISTING SURFACES U.O.N.

3. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.

4. ALL FRAMING MEMBERS SHALL BE DOUGLAS FIR NO. 2 OR BETTER, SURFACE DRY WITH 19% MAX MOISTURE CONTENT. FB = 850 PSI MIN., FV- = 95 PSI, FC = 625 PSI, E = 1,600,000 PSI.

5. ALL FRAMING MEMBERS (LEDGERS, SILL PLATES, ETC.) THAT TIE NEW CONSTRUCTION INTO EXISTING ARE TO BE SECURED WITH 3/8" x 5" (MIN.) LAG BOLTS @ 16" O.C. MIN. INTO EXISTING HOUSE STRUCTURAL FRAMING (NOT SHEATHING ONLY).

6. INSTALL FIRE-BLOCKING WHEREEVER POSSIBLE IF EXISTING STRUCTURE IS BALLOON FRAMING THAT BECOMES EXPOSED AT SECOND FLOOR LEVEL.

7. ALL ENGINEERED FRAMING MEMBERS ARE TO BE BY TRUS JOIST WEYERHAEUSER OR APPROVED EQUAL.

8. STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, ETC. UNLESS SPECIFICALLY NOTED OR APPROVED BY THE ARCHITECT OR STRUCTURAL ENGINEER IN ADVANCE.

9. ALL **STRUCTURAL LUMBER** AND FASTENINGS SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF TABLE 2304.9.1 OF THE IBC, LATEST EDITION.

10. **ROOF SHEATHING** SHALL BE 19/32" MIN. A.P.A. RATED SHEATHING 32/16 EXPOSURE I. LAY FACE GRAIN AT RIGHT ANGLE TO SUPPORTS. PROVIDE 1/8" SPACE BETWEEN SHEETS AT END AND SIDE JOINTS. SHEATHING SHALL BE CONTINUOUS OVER A MIN. OF TWO SPANS. PROVIDED 10D COMMMON NAILS AT 6" OC ALONG SUPPORTED EDGES AND 12" OC ALONG INTERMEDIATE SUPPORTS. PROTECT ROOF SHEATHING FROM MOISTURE UNTIL ROOFING IS INSTALLED.

11. INSTALL NEW WINDOWS & DOORS AT NEW LOCATIONS AS SHOWN ON PLANS; PATCH & REPAIR EXISTING WALLS & EXTERIOR CLADDING AS REQ'D.

12. INSTALL NEW 5/8" G.W.B. @ ALL NEW INTERIOR WALLS & CEILINGS, U.O.N. PATCH, REPAIR AND/OR PREPARE ALL EXISTING CONSTRUCTION AT AREAS TO ACCEPT NEW, AND WHERE AFFECTED BY DEMOLITION AND CONSTRUCTION.

13. INSTALL FINISH FLOORING OVER 3/4" T&G PLYWOOD SUBFLOOR - TYP UON.

14. ALL NEW INTERIOR DOORS TO BE SOLID WOOD PANELED DOORS TO MATCH EXISTING AS CLOSELY AS POSSIBLE. HARDWARE TO MATCH EXISTING, REVIEW WITH OWNER.

15. ALL INSTALLATION OF MATERIALS, DEVICES, APPLIANCES, FIXTURES, ETC. TO BE AS PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS AND AS PER ALL APPLICABLE CODES.

16. PROVIDE VAPOR BARRIER AT EXTERIOR SIDE OF ALL NEW CONCRETE FOUNDATION WALLS CONTINUOUSLY FROM FOOTING TO TOP OF GRADE.

LIST OF DRAWINGS

ENERGY NOTES:

1. THIS BUILDING DESIGN IS BY ACCEPTABLE PRACTICE AND SHALL COMPLY WITH THE 2020 STRETCH NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE.

2. ALL INSTALLATIONS AND MATERIALS SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE ENERGY CODE.

3. ALL NEW CONSTRUCTION TO ACHIEVE THE FOLLOWING MIN. INSULATION VALUES: HIGH DENSITY BATT IN WALLS = R-21 AND FLOORS = R-30; COMBINATION CLOSED CELL SPRAY FOAM/ BATT INSULATION IN ROOF FRAMING = R-49.

4. WHEREEVER EXISTING FRAMING IS EXPOSED, INSTALL HIGH-DENSITY BATT INSULATION OR SPRAYED IN FOAM TO ACHIEVE HIGHEST R-VALUE POSSIBLE WITHIN EXISTING SPACE. FULLY SEAL ALL AIR PENETRATIONS

5. ALL EXTERIOR OPENINGS SHALL BE PROPERLY FLASHED AND WEATHER-STRIPPED. ALL WINDOWS TO BE .32 U-VALUE OR LOWER WITH LOW E 2 ARGON INSULATED GLASS. ALL DOORS AND WINDOWS TO BE MARVIN, OR APPROVED EQUAL.

6. PROVED THERMAL ENVELOP WITH CONTINUOUS INSULATION AND AIR BARRIER AND SEAL ALL JOINTS, CORNERS, SILL PLATES, TOP PLATES AND PENETRATIONS PER SECTION R402 OF THE ENERGY CODE.

SMOKE DETECTOR NOTES:

1. PROVIDE (1) COMBINATION CARBON MONOXIDE & SMOKE DETECTOR PER DWELLING, LOCATED PER CODE.

TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD[o]	WIND DESIGN				SEISMIC DESIGN CATEGORY[f]	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP[e]	ICE BARRIER UNDERLAYMENT REQUIRED[h]	FLOOD HAZARDS[g]	AIR FREEZING INDEX[i]	MEAN ANNUAL TEMP[j]
	Speed[d] (mph)	Topographic effects[k]	Special wind region[l]	Windborne debris zone[m]		Weathering[a]	Frost line depth[b]	Termite[c]					
30 psf	115	NO	YES	NO	B	SEVERE	3'-6"	MODERATE TO HEAVY	10^ F	YES	YES	1500	49.6^ F

Campbell Residence

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REGISTERED ARCHITECT
MARGARET L. FOWLER
No. 024528-1
STATE OF NEW YORK

Town Of Orangetown
Meeting Of:
OCT 10 2023
HISTORICAL AREAS
BOARD OF REVIEW

previously issued

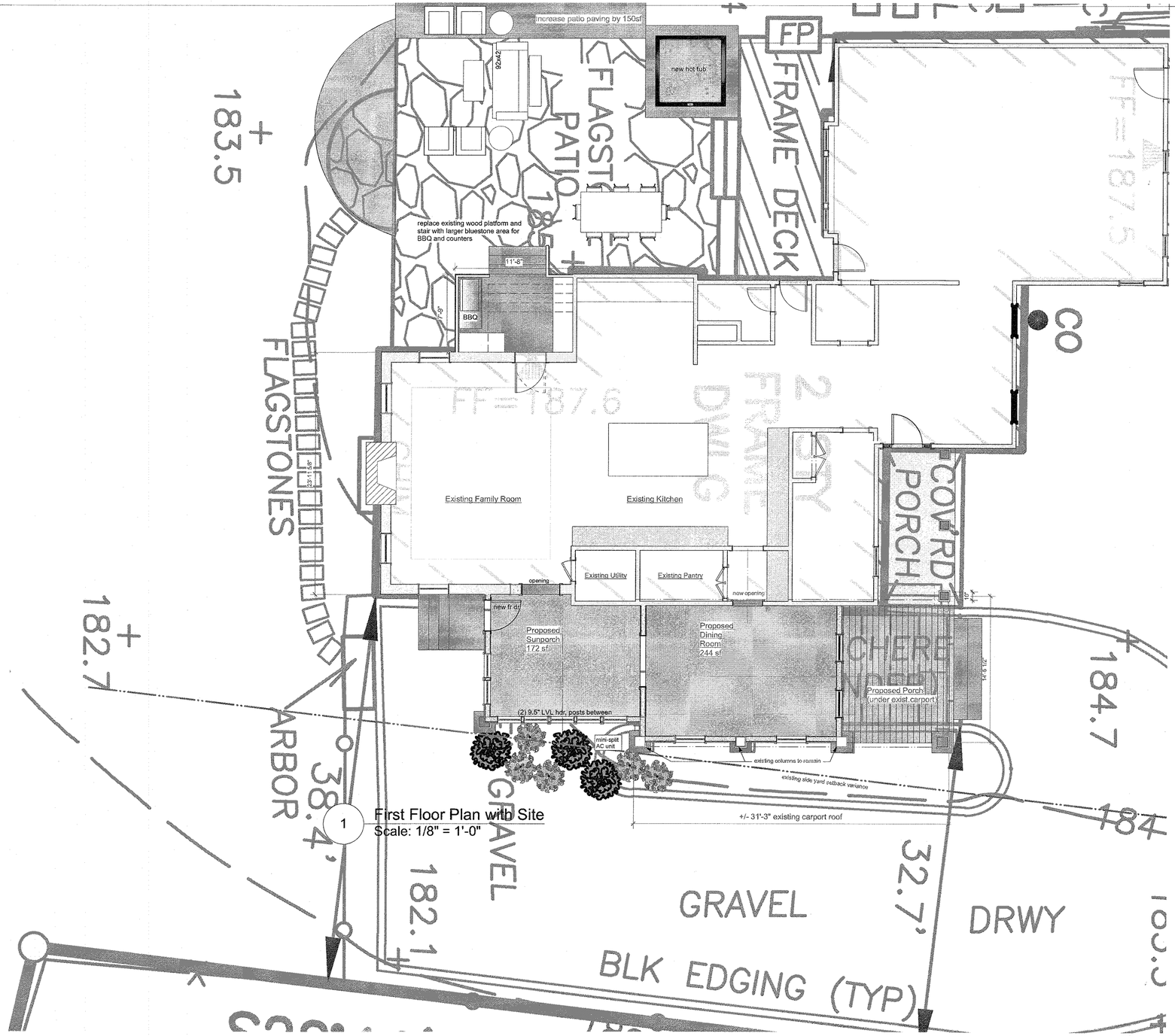
issue

date
07/27/2023
scale

project north

drawing title
General Notes

A-0.0



1 First Floor Plan with Site
Scale: 1/8" = 1'-0"

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scale

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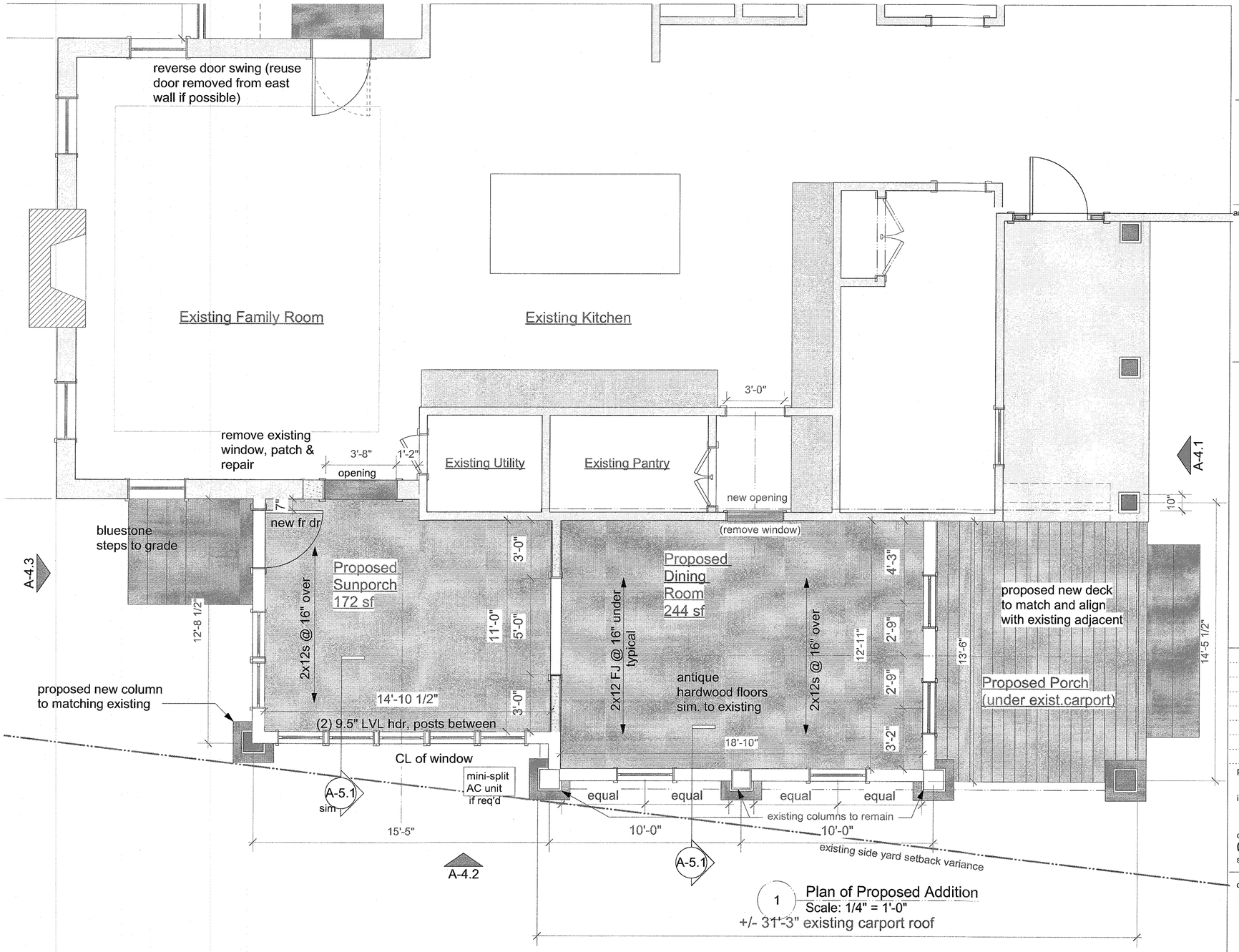
Plan with Site

A-1.0



1 Plan of Proposed Addition
Scale: 1/4" = 1'-0"

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issue

date
07/27/2023
scale

project north

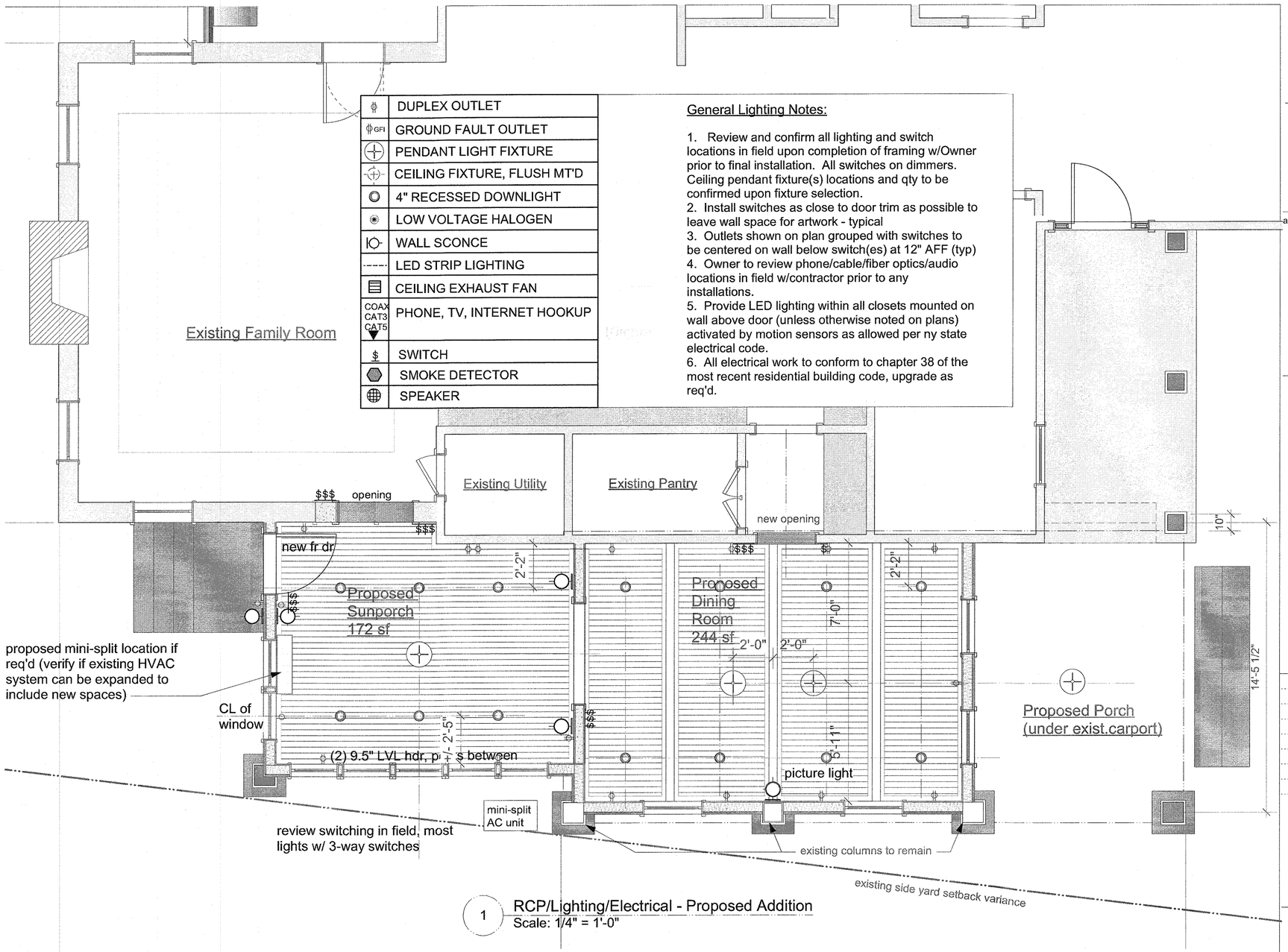
drawing title
First Floor Plan

A-1.1

	DUPLEX OUTLET
GFI	GROUND FAULT OUTLET
	PENDANT LIGHT FIXTURE
	CEILING FIXTURE, FLUSH MT'D
	4" RECESSED DOWNLIGHT
	LOW VOLTAGE HALOGEN
	WALL SCONCE
	LED STRIP LIGHTING
	CEILING EXHAUST FAN
COAX CAT3 CAT5	PHONE, TV, INTERNET HOOKUP
$	SWITCH
	SMOKE DETECTOR
	SPEAKER

General Lighting Notes:

1. Review and confirm all lighting and switch locations in field upon completion of framing w/Owner prior to final installation. All switches on dimmers. Ceiling pendant fixture(s) locations and qty to be confirmed upon fixture selection.
2. Install switches as close to door trim as possible to leave wall space for artwork - typical
3. Outlets shown on plan grouped with switches to be centered on wall below switch(es) at 12" AFF (typ)
4. Owner to review phone/cable/fiber optics/audio locations in field w/contractor prior to any installations.
5. Provide LED lighting within all closets mounted on wall above door (unless otherwise noted on plans) activated by motion sensors as allowed per ny state electrical code.
6. All electrical work to conform to chapter 38 of the most recent residential building code, upgrade as req'd.



1 RCP/Lighting/Electrical - Proposed Addition
Scale: 1/4" = 1'-0"

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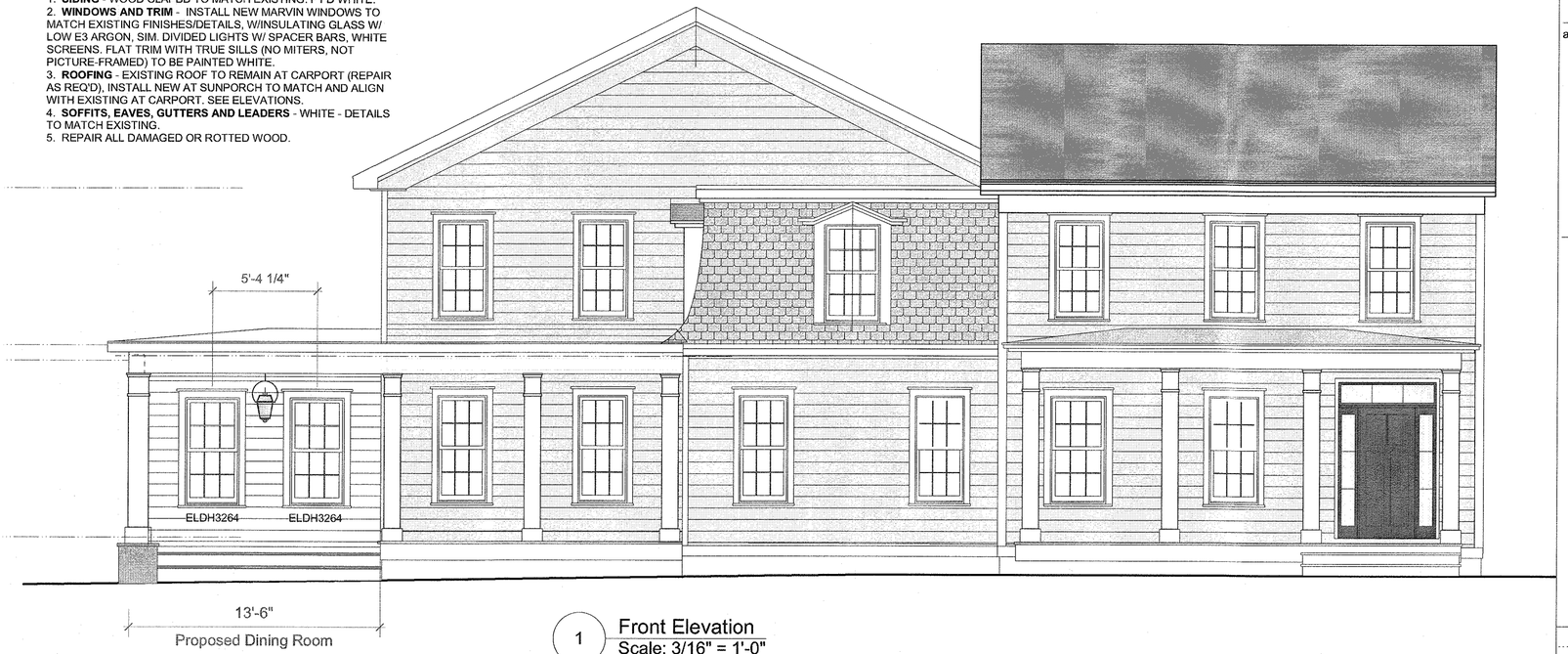
First Floor Lighting and Electric RCP

A-1.2

EXTERIOR ELEVATION NOTES:

1. **SIDING** - WOOD CLAPBD TO MATCH EXISTING. PT'D WHITE.
2. **WINDOWS AND TRIM** - INSTALL NEW MARVIN WINDOWS TO MATCH EXISTING FINISHES/DETAILS, W/INSULATING GLASS W/ LOW E3 ARGON, SIM. DIVIDED LIGHTS W/ SPACER BARS, WHITE SCREENS. FLAT TRIM WITH TRUE SILLS (NO MITERS, NOT PICTURE-FRAMED) TO BE PAINTED WHITE.
3. **ROOFING** - EXISTING ROOF TO REMAIN AT CARPORT (REPAIR AS REQ'D), INSTALL NEW AT SUNPORCH TO MATCH AND ALIGN WITH EXISTING AT CARPORT. SEE ELEVATIONS.
4. **SOFFITS, EAVES, GUTTERS AND LEADERS** - WHITE - DETAILS TO MATCH EXISTING.
5. REPAIR ALL DAMAGED OR ROTTED WOOD.



1 Front Elevation
Scale: 3/16" = 1'-0"

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Front Elevation

A-4.1

1 East Side Elevation
Scale: 3/16" = 1'-0"

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East Side Elevation

A-4.2

1 BackElevation
Scale: 3/16" = 1'-0"

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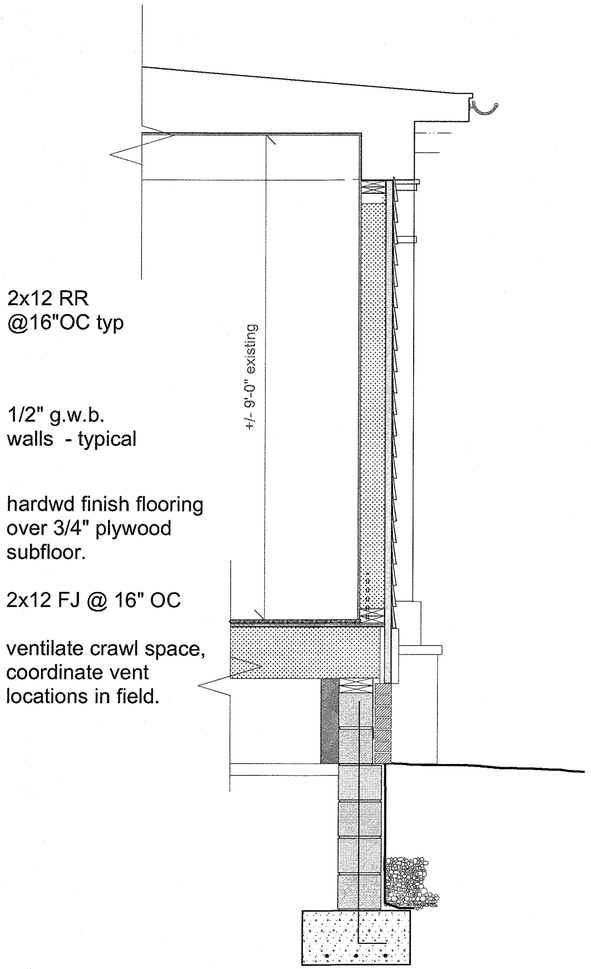
Back Elevation (South)

A-4.3



1 Wall Section - typical
Scale: 1/2" = 1'-0"

Existing carport roof to remain (patch and repair as req'd at intersection of new roof at Sunporch). Remove ceiling to install full R-49 insulation, furr down existing framing at interior as req'd. Install sprayed on closed-cell foam with additional high-density batt or rigid insulation from below with new wood wainscot ceiling over, see RCP.

Install new roof to match existing construction at new Sunporch - install sleepers @ 12" oc max sloped 1/2" per ft over roof framing w/ 3/4" plywd sheathing (leave 1/8" gaps in plywd to allow for expansion) w/ 1/2" iso board (polyisocyanurate) on top - tight at seams. cut and spread epdm sheets w/ 6" overlap at seams and approx. 12" vertically up adj. walls; clean all debris prior to applying glue to both underside of epdm and iso board, seal all seams and openings with rubber to rubber adhesive and 12" strips of uncured rubber. install termination stops @ perimeter to prevent epdm from sliding off. seal all joints and exposed endgrain of trim w/tripolymer caulk. Ice-shield as req'd to meet code. Install closed cell foam insulation to meet R-49.

All soffit/cornice/eave details to match existing. Gutters and leaders to match existing and to provide positive drainage

2x6 wood studs @ 16"OC with R-21 high density batt insulation (or spray foam) and 1" R-3 Zip Sheathing install per mfr's specifications to achieve R-24 (R-21min.req'd) and horizontal siding (Hardi-Plank or eq) to match and align with existing siding, see elevations.

double 2x6 wood sill plate (trt'd) anchor-bolted to
conc. foundations - 1/2" bolts into block 15" min., 6'-0" max. o.c., 2 per sill pc min., 1'-0' from corner, typ. all sills.

slope grade away from foundation

waterproofing membrane at conc block walls from top of footing to level of finished grade

8" cmu w/#4s @ 32" OC foundation grout all cells solid, install 4" rigid insulation and damproofing from top of footing to underside of slab

#4 @32" OC dowel into footing

no footing drain required

12" x 24" continuous concrete ftg. (3500 psi min.) at 3'-6" below grade min.
(3) #4 bars continuous

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Section

A-5.1